

04 OCT 13 PM 11:19

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State of Oregon, County of Klamath

Recorded 10/13/04 11:19 a m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

After recording return to:

Marcia Rutherford

PO Box 3095
Charlake, CA 95422

Until a change is requested all tax statements
shall be sent to the following address:

Marcia Rutherford

PO Box 3095
Charlake, CA 95422

File No.: 7391-448702 (LEV)

Date: September 29, 2004

STATUTORY WARRANTY DEED

Gordon A. Webb and Jeanne M. Scott who acquired title as Jeanne M. Dore, Grantor, conveys and warrants to **Marcia Rutherford**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 46, Block 6, Mountain Lake Homesites, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2004-2005** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

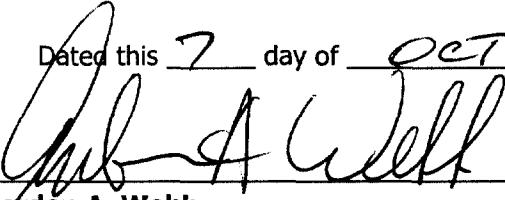
First American Title Insurance Company
Commercial Title Division
P.O. Box 1325
Roseburg, OR 97470

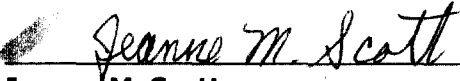
448702LV

26-4

The true consideration for this conveyance is **\$17,000.00**. THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF THE GRANTOR AND GRANTEE. (Here comply with requirements of ORS 93.030)

Dated this 7 day of OCT., 2004.

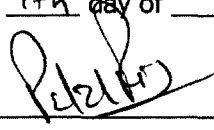

Gordon A. Webb


Jeanne M. Scott

STATE OF CALIFORNIA)
)ss.
County of Los Angeles)

This instrument was acknowledged before me on this 7th day of Oct, 2004
by **Gordon A. Webb**.




Notary Public for CALIFORNIA
My commission expires: July 1 2005

STATE OF CALIFORNIA)
)ss.
County of VENTURA)

This instrument was acknowledged before me on this 8th day of October, 2004
by ~~Jeanne M. Scott~~


Notary Public for CALIFORNIA
My commission expires: 4-29-07

